143.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,300 / 766,300
					USE VALUE:	766,300 / 766,300
					ASSESSED:	766,300 / 766,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VITTI BARTHOLOMEW D
Owner 2:	KELLY JOAN M
Owner 3:	
Street 1:	45 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1834 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5276.000	303,700		462,600	766,300
Total Card	0.121	303,700		462,600	766,300
Total Parcel	0.121	303,700		462,600	766,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.92 | /Parcel: 417.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92839

GIS Ref

GIS Ref

Insp Date 07/20/18

!11113!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	303,700	0	5,276.	462,600	766,300		Year end	12/23/2021
2021	101	FV	294,600	0	5,276.	462,600	757,200		Year End Roll	12/10/2020
2020	101	FV	294,700	0	5,276.	462,600	757,300	757,300	Year End Roll	12/18/2019
2019	101	FV	233,200	0	5,276.	433,700	666,900	666,900	Year End Roll	1/3/2019
2018	101	FV	240,500	0	5,276.	358,500	599,000	599,000	Year End Roll	12/20/2017
2017	101	FV	240,500	0	5,276.	329,600	570,100	570,100	Year End Roll	1/3/2017
2016	101	FV	240,500	0	5,276.	300,700	541,200	541,200	Year End	1/4/2016
2015	101	FV	227,300	0	5,276.	294,900	522,200	522,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:55:59

LAST REV

Date	Time
07/30/18	13:50:30
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11113

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINDEMER CHRIST	26758-580		10/21/1996		270,000	No	No	Y	

USER DEFINED

Prior Id # 1:	92839
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2012	86	Re-Roof	7,500					
10/21/1993	536		16,000					6X14 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	Inspected	PH	Patrick H
6/9/2018	MEAS&NOTICE	HS	Hanne S
11/9/2008	Meas/Inspect	345	PATRIOT
1/15/2000	Inspected	197	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	270	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5276		Sq. Ft.	Site		0	80.	1.10	9									462,625						462,600	

Total AC/HA:	0.12112	Total SF/SM:	5276	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	462,625	Spl Credit		Total:	462,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34444439
Const Adj.:	0.98000199
Adj $ / SQ:	171.283
Other Features:	86300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412631
Depreciation:	108935
Depreciated Total:	303697

COMMENTS

BK:21186 PG:496 646-4634. OF-BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

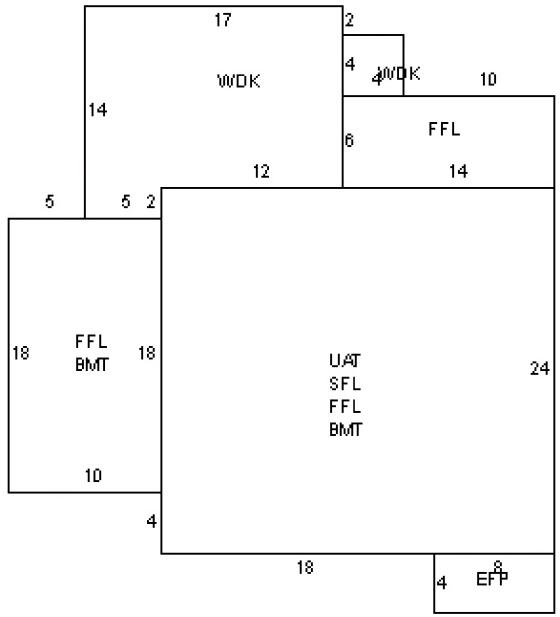
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.28
Special Features:	0	Val/Su Net:	111.08
Final Total:	303700	Val/Su SzAd	200.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	171.280	152,099
BMT	Basement	804	64.740	52,055
SFL	Second Floor	624	171.280	106,880
WDK	Deck	230	10.140	2,332
UAT	Upper Attic	156	68.510	10,688
EFP	Enclos Porch	32	71.150	2,277

Net Sketched Area:	2,734			Total:	326,331
Size Ad	1512	Gross Area	3202	FinArea	1834

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	